

Fort Mill Planning Department



Development Activity Report February 2015

Monthly & Year-to-Date Permit Summary (All Permits)

Monthly Permit Activity (All Permits) – February 2015 vs. February 2014

	February 2015	February 2014	Change (#)	Change (%)
Permits Issued	84	45	+39	+86.7%
Construction Value	\$12,008,313	\$8,831,341	+\$3,176,972	+36.0%
Permit Fees Collected*	\$79,090	\$51,869	+\$27,221	+52.5%

Year-to-Date Permit Activity (All Permits) – Jan-Feb 2015 vs. Jan-Feb 2014

	YTD 2015	YTD 2014	Change (#)	Change (%)
Permits Issued	176	105	+71	+67.6%
Construction Value	\$26,255,981	\$12,349,246	+\$13,906,735	+112.6%
Permit Fees Collected*	\$169,684	\$74,777	+\$94,907	+126.9%

Monthly & Year-to-Date Permit Summary (Single-Family Residential Permits)

Monthly Permit Activity (Single-Family Residential) – February 2015 vs. February 2014

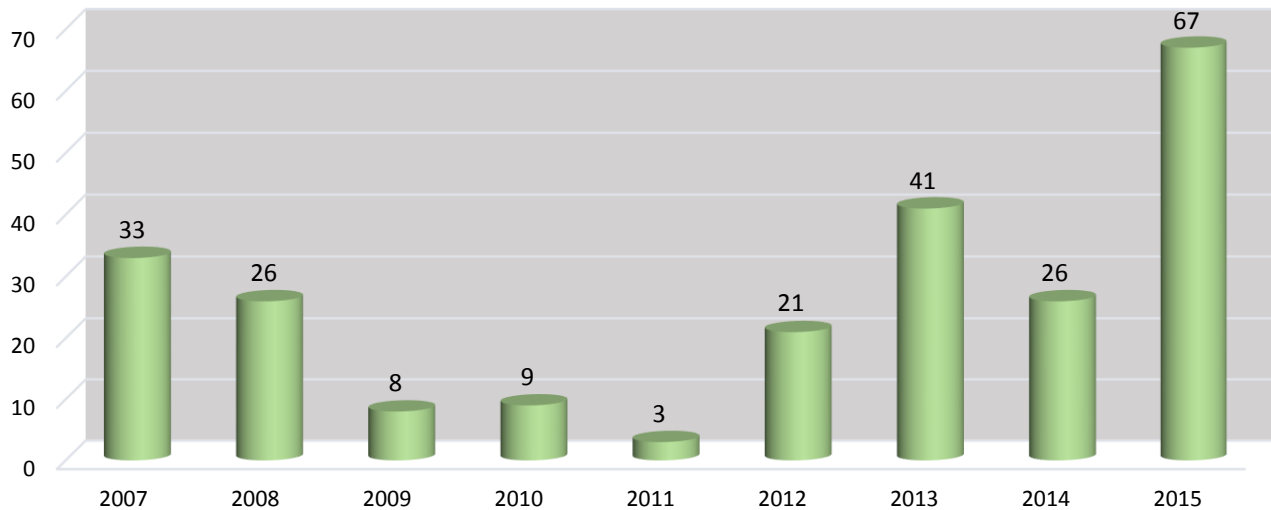
	February 2015	February 2014	Change (#)	Change (%)
Permits Issued	30	19	+11	+57.9%
Construction Value	\$10,418,443	\$8,091,071	+\$2,327,372	+28.8%
Avg. Permit Value	\$347,281	\$425,846	-\$78,565	-18.4%

Year-to-Date Permit Activity (Single-Family Residential) – Jan-Feb 2015 vs. Jan-Feb 2014

	YTD 2015	YTD 2014	Change (#)	Change (%)
Permits Issued	67	26	+41	+157.7%
Construction Value	\$23,854,502	\$11,229,325	+\$12,625,177	+112.4%
Avg. Permit Value	\$356,037	\$431,897	-\$75,860	-17.6%

*Permit fee collections are non-audited values. Actual collections may increase or decrease following the town's annual audit.

Year-to-Date New Home Permits (Jan-Feb 2007-2015)



A total of 30 new single-family residential permits were issued during the month of February 2015, including 2 in the Forest at Fort Mill, 6 in Massey, 7 in the Preserve at River Chase, 2 in Springfield, 1 in Springview Meadows, and 12 in Waterside at the Catawba.

- **Forest at Fort Mill**
 - 140 Monterey Oaks Circle
 - 190 Monterey Oaks Circle
- **Massey**
 - 1789 Felts Parkway
 - 1793 Felts Parkway
 - 1090 Kings Bottom Drive
 - 1130 Kings Bottom Drive
 - 1150 Kings Bottom Drive
 - 1271 Kings Bottom Drive
- **Preserve at River Chase**
 - 1125 Arges River Drive
 - 769 Lagan Court
 - 791 Lagan Court
 - 794 Lagan Court
 - 798 Tyne Drive
 - 855 Tyne Drive
 - 885 Tyne Drive
- **Springfield**
 - 1248 Edbrooke Lane
 - 2217 Tatton Hall Road
- **Springview Meadows**
 - 1115 Crescent Moon Drive
- **Waterside at the Catawba**
 - 741 Bearcamp Way
 - 745 Bearcamp Way
 - 752 Bearcamp Way
 - 1221 Blackwaterside Drive
 - 1225 Blackwaterside Drive
 - 1229 Blackwaterside Drive
 - 400 Brier Knob Drive
 - 406 Brier Knob Drive
 - 410 Brier Knob Drive
 - 414 Brier Knob Drive
 - 1226 Hideaway Gulch Drive
 - 1230 Hideaway Gulch Drive

Monthly Permit Summary (Commercial)

The following commercial permits were issued during the month of February 2015:

- **Domtar (Kingsley #1):** 100 Kingsley Park Drive (2nd & 3rd Floor Office Upfit)
- **Papa Johns:** 506 Mercantile Place, Suite 106 (Restaurant Upfit)
- **Founders Federal Credit Union:** 100 Springcrest Drive (Bank Renovation)

New Businesses

The following new business licenses were issued during the month of February 2015:

- **Belle Crane Inn:** 599 Smythe Road (Bed & Breakfast)
- **Highway 55 Burgers Shakes & Fries:** 516 Mercantile Place, Suite 101 (Restaurant)
- **Pure Oil Jobbers Cooperative Inc.:** 117 Spratt Street, Suite C (Office)
- **Subway:** 106 Clebourne Street, Suite 101 (Restaurant)

Project Updates

LPL Financial Groundbreaking Ceremony

On February 26, 2015, Governor Nikki Haley and executives from LPL Financial returned to Fort Mill for a groundbreaking ceremony at LPL's new Carolinas Regional Headquarters. LPL is one of two major office projects now under construction within the Kingsley development.



Clearing & Grading Commences at Carolina Orchards Subdivision

Clearing and grading work has begun along Springfield Parkway, York Southern Road and Hammond Road for Phase 1 of the Carolina Orchards subdivision. The project, which will be developed by Pulte Homes, has been approved for 632 single-family residences.

Date Set for School Bond Referendum

On February 17, 2015, the Fort Mill School Board approved a \$226.8 million school bond referendum, which will be held on May 5th. If approved by voters, the bond will include funding for a third high school, middle school, land for future schools, and an aquatics center.



Annexations

There were no new annexations approved by Town Council during the month February 2015.

Year-to-Date Annexation Activity – Jan-Feb 2015 vs. Jan-Feb 2014

	YTD 2015	YTD 2014	Change (#)	Change (%)
Total # Annexations	0	3	-3	-100.0%
Total # Acres Annexed	0.00	360.9	-360.9	-100.0%

Rezoning

There were no rezoning ordinances approved by council during the month of February 2015.

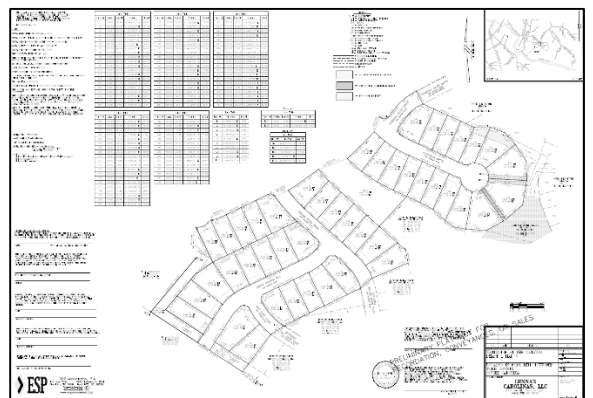
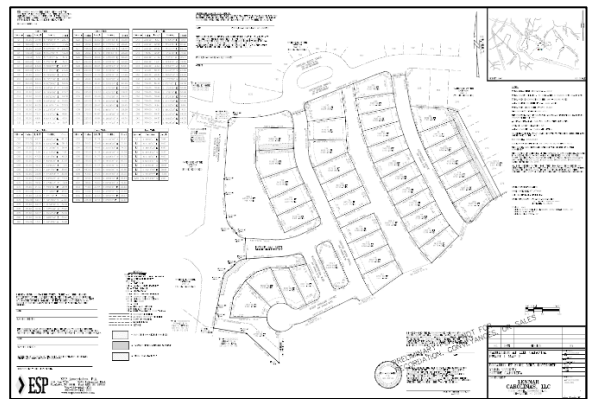
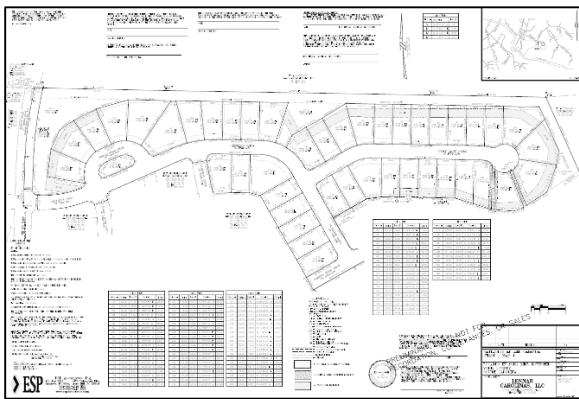
Ordinances & Text Amendments

There were no new development related ordinances or text amendments approved by council during the month of February 2015.

New Subdivisions

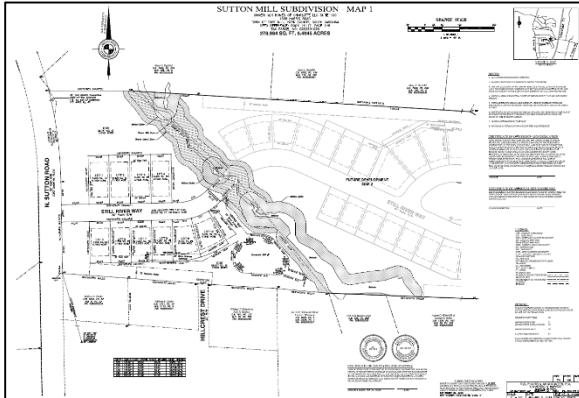
There were five new subdivision plats approved for recording during the month of February 2015:

- **Final Plat: Waterside Phase 1, Map 4**
 - Applicant: Lennar Carolinas, LLC
 - Location: Whites Road
 - Acreage: 33.05 +/- Acres
 - Zoning Designation: MXU Mixed Use
 - Buildable Lots: 85 Single Family Lots
 - Disposition: Approved by town staff on February 17, 2015
- **Final Plat: Waterside Phase 1, Map 5**
 - Applicant: Lennar Carolinas, LLC
 - Location: Whites Road
 - Acreage: 26.25 +/- Acres
 - Zoning Designation: MXU Mixed Use
 - Buildable Lots: 82 Single Family Lots
 - Disposition: Approved by town staff on February 17, 2015

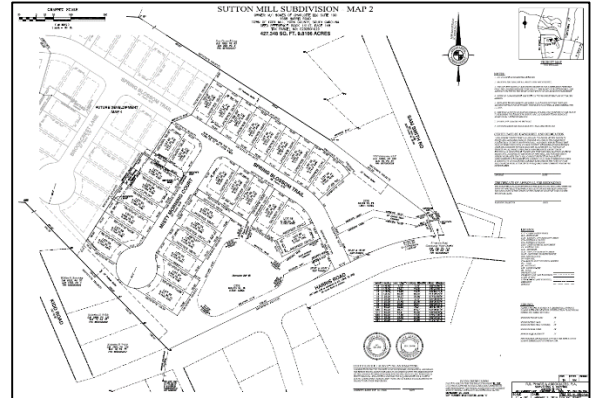


- **Final Plat: Sutton Mill, Map 1**
 - Applicant: MI Homes of Charlotte LLC
 - Location: Sutton Road
 - Acreage: 6.40 +/- Acres
 - Zoning Designation: R-5 Residential
 - Buildable Lots: 10
- **Final Plat: Sutton Mill, Map 2**
 - Applicant: MI Homes of Charlotte LLC
 - Location: Harris Road
 - Acreage: 9.81 +/- Acres
 - Zoning Designation: R-5 Residential
 - Buildable Lots: 29

- Disposition: Approved by Planning Commission on January 28, 2015. Plat signed and released by staff on February 27, 2015, upon receipt of the required surety bond.

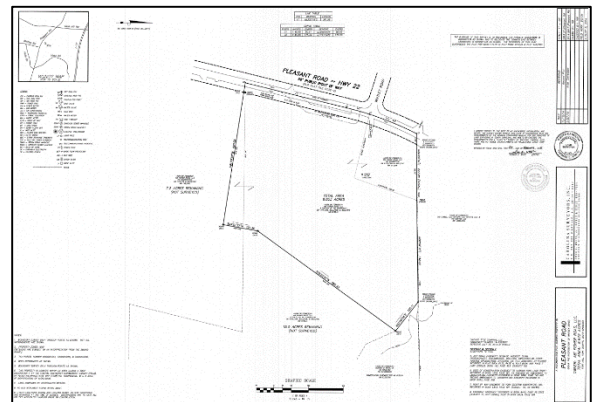


- Disposition: Approved by Planning Commission on January 28, 2015. Plat signed and released by staff on February 27, 2015, upon receipt of the required surety bond.



- **Recombination Plat: Pleasant/Vista MXU Project**

- Applicant: ABI Fisher Road LLC
- Location: Pleasant Road, across from Whitley Road (north) intersection
- Acreage: 8.67 +/- Acres
- Zoning Designation: MXU Mixed Use
- Buildable Lots: All or portions of three existing lots were recombined to form a new 8.67 +/- acre lot
- Disposition: Approved by town staff on February 26, 2015



Planning Commission Meeting Summary

The Planning Commission (PC) held its regular meeting on Tuesday, February 24, 2015, to review the following requests:

- **Commercial Appearance Review: Multi-Tenant Building**

- Applicant: WSB Retail Partners
- Location: 100 Fort Mill Square, Suite 107
- Acreage: 1.085 +/- Acres
- Zoning Designation: HC / THCD Overlay
- Request: Applicant requested approval of modifications to a proposed multi-tenant commercial building to be constructed at Fort Mill Square, across from the new Walmart Neighborhood Market. The total square footage has been reduced from 8,000 SF to 7,200 SF. Site plan changes were also included, while proposed colors and building materials will remain unchanged.



- Disposition: PC voted to approve the revisions to the 7,200 SF multi-tenant commercial building, with the following notes and conditions: the outdoor seating and landscaped area should be restored as shown on the original design; the outdoor seating area may include outdoor dining space if adjacent to a full service restaurant, or if otherwise, a public seating and gathering space only; the parking space requirement may be reduced to accommodate the patio (as allowed by the zoning ordinance); all service areas shall be appropriately screened from public view; any dumpsters shall be screened by a brick enclosure with gate; and a brick seat wall, knee wall or aluminum fence shall be provided between the outdoor seating area and vehicular areas. (7-0)

- **Rezoning Request: Hardee's Parking Lot**

- Applicant: Hardee's Restaurants LLC
- Location: Intersection of Tom Hall & Springs Streets / York County Tax Map Number 020-04-24-016
- Acreage: 0.34 +/- Acre
- Current Zoning: UD Urban Development
- Zoning Requested: LC Local Commercial
- Request: Applicant requested rezoning of a 0.34 acre parcel containing an existing parking lot from UD to LC to match the zoning designation of the neighboring Hardee's restaurant. Upon approval, the applicant intends to combine the two lots into a single parcel.
- Disposition: PC recommended in favor of the rezoning request from UD to LC. (7-0)



- **Rezoning Request: Founders House & Springs Insurance**

- Applicant: Springland Inc.
- Location: York County Tax Map Numbers 020-04-04-005 & -006; 020-04-05-001, -002, -003, -004, -005, & -006
- Acreage: 4.7 +/- Acres
- Current Zoning: R-15 Residential
- Zoning Requested: LC Local Commercial
- Request: Applicant requested rezoning of eight parcels containing approximately 4.7 acres from R-15 to LC.
- Disposition: PC recommended in favor of the rezoning request from R-15 to LC. (6-0)



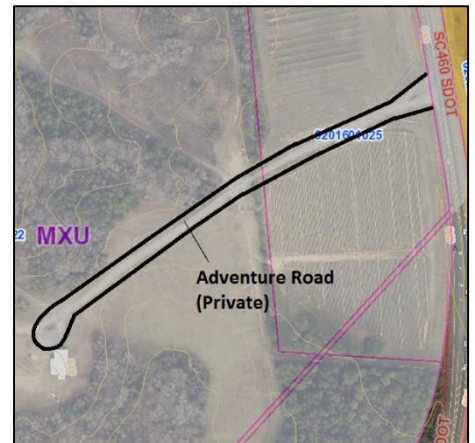
- **Text Amendment: Bed & Breakfast Inns in the LC District**

- Applicant: N/A -- Text Amendment Requested by Fort Mill Town Staff
- Purpose: Amend the LC Local Commercial zoning district so as to allow bed and breakfast inns with the following conditions: the use shall be located on a parcel at least two acres in size; the B&B shall have no more than 10 guest rooms; meals may be served to registered guests only; no cooking facilities shall be permitted in individual guest rooms; the property owner or manager must reside on the property; only short-term lodging shall be allowed; two parking spaces shall be provided for the operator plus one space for each additional guest room; all guest quarters shall be located within the principal structure; and the use shall produce no alterations or changes in the character or exterior appearance of the principal building from that of a dwelling.

- Disposition: PC recommended in favor of the text amendment, with the following amendments: the maximum length of stay for any guest shall be limited to no more than 30 consecutive days, and the minimum acreage requirement shall be reduced to one acre for LC zoned properties that also fall within the town's Historic District. (6-0)

- **Request to Approve Road Name: Adventure Road**

- Applicant: Leroy Springs & Co.
- Location: Anne Springs Close Greenway
- Zoning Designation: MXU Mixed Use
- Request: Applicant requested approval to plat and name an existing driveway on the Anne Springs Close Greenway as a private road called "Adventure Road." The driveway is located across from the Springfield subdivision on Springfield Parkway, and provides access to the Field Trial Barn and Adventure Center.
- Disposition: PC approved the request to plat and name the existing driveway as Adventure Road (6-0)



Board of Zoning Appeals Meeting Summary

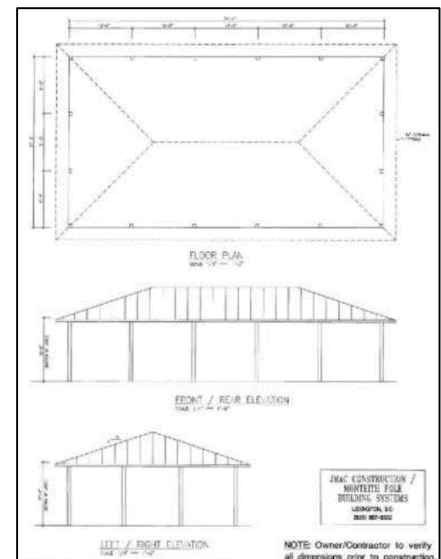
The Board of Zoning Appeals (BOZA) did not meet during the month of February 2015 due to a lack of items for consideration.

Historic Review Board Meeting Summary

The Historic Review Board (HRB) met on Tuesday, February 10, 2015, to review the following requests:

- **Certificate of Appropriateness: 203 & 213 Main Street**

- Applicant: Candace Windell / The Clebourne House
- Location: 138 Clebourne Street
- Zoning Designation: LC / Historic Overlay
- Request: Applicant requested approval to construct a covered shelter over the existing rear courtyard area at the Clebourne House. The shelter will have a metal roof, and will also include drop down walls, lights, fans, etc. on the interior.
- Disposition: The HRB expressed concerns about the visual aesthetic of the structure from the Clebourne Street frontage. The HRB voted to defer the request, and asked the applicant to bring back an architectural rendering showing the proposed elevations from Clebourne Street. (7-0)



- **Discussion of Exterior Exhaust System: 203 & 213 Main Street**

- Assistant Planner Pettit noted that the Town had received multiple inquiries related to the exterior duct/exhaust work for the new restaurant to be located at the bottom of Main Street. In looking through the previously approved plans, Mr. Pettit noted that the exhaust work was not detailed to show what has since been installed on the exterior wall of the building. Ms.

Blair made a motion to issue a finding that the installation of the exterior exhaust system was inconsistent with the previously approved plans, and requested that the applicants come back before the board for further review and approval. Mr. Heemsoth seconded the motion.

- Disposition: The HRB approved the motion unanimously. (7-0)



Upcoming Meetings & Events

- **Town Council Meeting**
 - Fort Mill Town Hall
 - Mon. March 9, 2015
 - 7:00 PM
- **Town Council Quarterly Workshop**
 - Chester County Government Center
 - Wed. March 11, 2015
 - 4:00 PM
- **Town Council Meeting**
 - Fort Mill Town Hall
 - Mon. March 23, 2015
 - 7:00 AM
- **RFATS Policy Committee Meeting**
 - Rock Hill Operations Center
 - Fri. March 27, 2015
 - 12:00 PM
- **Historic Review Board Meeting**
 - Fort Mill Town Hall
 - Tues. March 10, 2015
 - 4:30 PM
- **Board of Zoning Appeals Meeting**
 - Fort Mill Town Hall
 - Mon. March 16, 2015
 - 6:00 PM
- **Planning Commission Meeting**
 - Fort Mill Town Hall
 - Tue. March 24, 2015
 - 7:00 PM
- **UDO Focus Group Meetings**
 - Location TBD
 - Mon./Tue. March 30 & 31, 2015
 - All Day

All meetings are open to the public. Please visit www.fortmillsc.gov for meeting updates and agendas.

Did you know?

Illegal Signs

Article III, Section 4, of the town's Zoning Ordinance prohibits the placement of signs within a public right-of-way, as well as signs attached to roadside appurtenances, such as utility poles, trees, fences and bridges. An exception is provided for real estate directional signs on weekends only.

Town staff conducts periodic sign sweeps to remove illegal signs from public rights-of-way. Any individual or business installing a non-permitted sign within a right-of-way may also be subject to fines of up to \$500.00 per sign, per day, for each day a violation continues to occur.



For more information about permitting requirements related to signage, or to report an illegal off-premises sign, please contact the Fort Mill Planning Department at (803) 547-2034, or email jcronin@fortmillsc.gov.

Announcements

Town Now Accepting Applications for Appointment to BOZA, HRB & PC

The Town of Fort Mill is currently accepting applications from individuals who are interested in serving on the following boards and commissions:

Board	# Vacancies	Meeting Date	Residency Required
Board of Zoning Appeals	3	3 rd Monday, 6:00 PM	Yes
Historic Review Board	2	2 nd Tuesday, 4:30 PM	No
Planning Commission	2	4 th Tuesday, 7:00 PM	Yes

All appointments shall be for a period of three years, with the exception of one vacancy on the Board of Zoning Appeals, which shall be for the remaining two years of an unexpired term.

Applications will be accepted until Friday, March 20, 2015. The town council's Ad Hoc Appointments Committee will interview candidates between March 30th and April 8th, with appointments scheduled to be made by the full council on April 13, 2015. To download an application form, please [click here](#).

For more information, please call (803) 547-2116, or email jcronin@fortmillsc.gov.



Town Council Now Accepting Redevelopment Proposals for the Hinson Family Property

The Town of Fort Mill is currently soliciting proposals from qualified development firms for the lease and redevelopment of the Hinson Property, approximately 2.36 acres located in the heart of historic downtown Fort Mill, South Carolina. The site offers walkable access to and from neighboring residences, offices, retail shops and eateries, with regional access provided via major U.S. Interstates and Highways a short drive away.



The Town is seeking to redevelop the property as a mixed-use development that is high-quality in nature and fully complementary to the existing downtown area, as well as Fort Mill Veterans Park, which is located at the southern edge of the property. The resulting development should include inviting ground-level commercial or retail uses with subsequent floors providing room for additional commercial, office, or residential uses.

Interested firms are invited to submit a proposal for consideration. Proposals must be submitted electronically by the deadline of 12:00 PM on March 31, 2015.

A copy of the RFP and associated appendices may be found [here](#). For more information, please contact Joe Cronin, Planning Director, by phone at (803) 547-2116 or by email at jcronin@fortmillsc.gov.

Contact Us

The Fort Mill Planning Department enforces the town's zoning ordinance, subdivision regulations and other land development codes; provides staff support to the Planning Commission, Board of Zoning Appeals and Historic Review Board; and handles long-term planning and growth related issues for the Town. Please feel free to contact our office if you need assistance with the following:

- Annexations
- Rezoning
- New residential and commercial construction
- Starting a new business or home occupation
- Accessory uses, such as fences, pools, decks, sheds, etc.
- Sign permits
- Subdivisions and recombinations
- Historic/architectural review
- Interpretation of zoning ordinances
- Zoning confirmation
- Town maps and planning documents
- General land use and development questions

Joe Cronin

Planning Director

Town of Fort Mill

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[Click here to visit the Planning Department Website](#)